

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R46096

Property Information

property address: 710 E VILLA MARIA  
legal description: VILLA MARIA ROAD, LOT 11 & ADJ .13 AC OF LT 1 BLK 17 CULPEPPER MANOR 2  
owner name/address: VILLA MARIA ONE HOUR CLEANERS  
5600 CHELSEA CIR  
BRYAN, TX 77802-5680  
full business name: Villa Maria Cleaners  
land use category: comm-retail type of business: cleaner  
current zoning: RD-7 occupancy status: occupied  
lot area (square feet): 13,380 frontage along Texas Avenue (feet): n/a  
lot depth (feet): 197.04 sq. footage of building: 4,396  
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

lot width 49.14

Improvements

# of buildings: 1 building height (feet): 11 # of stories: 1  
type of buildings (specify): metal  
building/site condition: 4

buildings conform to minimum building setbacks: ☒ yes ☐ no (if no, specify) \_\_\_\_\_

approximate construction date: \_\_\_\_\_ accessible to the public: ☒ yes ☐ no  
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no  
other improvements: ☐ yes ☒ no (specify) \_\_\_\_\_  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use  
# of signs: 1 type/material of sign: E/N  
overall condition (specify): good  
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) \_\_\_\_\_

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 21  
lot type: ☒ asphalt ☐ concrete ☐ other \_\_\_\_\_  
space sizes: 11x7 sufficient off-street parking for existing land use: ☒ yes ☐ no  
overall condition: fair  
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

### Curb Cuts on Texas Avenue

how many: 0 curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

### Landscaping

☐ yes ☒ no (if none is present) is there room for landscaping on the property? ☐ yes ☒ no

comments: \_\_\_\_\_  
\_\_\_\_\_

### Outside Storage

☒ yes ☐ no (specify) Cleaning equip  
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☐ yes ☒ no

### Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☒ yes ☐ no

if not developable to current standards, what could help make this a developable property?

\_\_\_\_\_  
\_\_\_\_\_

accessible to alley: ☐ yes ☒ no

### Other Comments:

This parcel is zoned residential & is being used commercially.  
- adjoined by R46095  
- does not meet Min LA, D, W stds.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_